

Before the Board of Zoning Adjustment, D. C.

Application No. 11697 of Oscar Waller pursuant to Section 8207.1 of the Zoning Regulations for a variance from the rear yard requirements of and the lot occupancy requirements of the R-4 zone as prescribed by Section 3304.1 and 3303.1 of the Regulations to permit an addition to a row dwelling located at 4031 New Hampshire Avenue N. W., Lot 53, Square 3231.

FINDINGS OF FACT:

1. The applicant proposes to lengthen a rear garage which is attached to the single-family dwelling located on the subject property.
2. The applicant proposes to lengthen the garage by 4' in order that it may accommodate a longer automobile purchased by the applicant.
3. The proposed addition requires a variance from the R-4 rear yard requirement of 5.43 feet which would provide for a 14.57 feet rear yard on the subject property.
4. The applicant also requires a variance of 106.80 sq. feet from the lot occupancy limitation of 60%.
5. No opposition was registered at the public hearing of this application.

CONCLUSIONS OF LAW AND OPINION

Based upon the above findings of fact and the record, the Board is of the opinion that the applicant is confronted with a practical difficulty with respect to enlarging his garage to accommodate a longer automobile. The proposed extension is 4' feet beyond the length of the existing garage and the applicant would retain approximately 75% of the required rear yard in this R-4 zone. No opposition being registered at public hearing to this application, the Board concludes that the granting of this area variance will not substantially impair the meaning and intent of the Zoning Regulations or adversely affect the use of neighboring property.

ORDERED: That the above application be GRANTED.

VOTE: 5-0

Application No. 11697  
Page 2

HEARING DATE: August 21, 1974  
DECISION DATE: September 24, 1974

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller  
JAMES E. MILLER,  
Secretary to the Board

FINAL DATE OF ORDER: **NOV 18 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY  
UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE  
DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE  
EFFECTIVE DATE OF THIS ORDER.